



**Byron Place, Plot 36 The Birkin, Longdale  
Lane, Ravenshead, Nottingham,  
Nottinghamshire, NG15 9JN**

**New Build £340,000**

**Tel: 01623 626990**

 **RICHARD  
WATKINSON  
PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers

- Outstanding Brand New Development
- Only 47 Homes
- 10 Year Premier Warranty
- Three Storey Accommodation
- Open Plan Living/Dining Kitchen
- Award Winning Developer
- 2, 3, 4 & 5 Bedrooms
- Plot 36: Semi Detached House (1157 Sq Ft)
- 3 Bedrooms, En Suite & Bathroom
- Tandem Length Driveway & Carport

An outstanding collection of 2, 3, 4 & 5 bedroom houses built to a striking traditional design by the Award Winning Developer Piper Homes, located on the southern edge of this highly regarded and much sought after village.

Plot 36 The Birkin: a three bedroom semi detached family house spanning over three floors extending to 1157 sq ft. On the ground floor, there is an entrance hall, WC, living room and an open plan living/dining kitchen with French doors. The first floor landing leads to two bedrooms and a family bathroom with a bath and separate shower. The second floor landing leads to a master bedroom with en suite and a dressing room which has access to useful loft storage space.

Externally, plot 36 has landscaped front and rear gardens with turf and a patio with fenced boundaries on all sides. In addition, there is a tandem length driveway beneath a carport.

Plot 36 is anticipated to be completed by spring 2024.

Overall, this is a fantastic opportunity to acquire a brand new house in a lovely village setting. For further information please call the office.

## **PLOT 36 THE BIRKIN**

### **ENTRANCE HALL**

#### **WC**

5'7" x 3'3" (1.70m x 0.99m)

#### **LIVING ROOM**

14'10" x 11'9" (4.52m x 3.58m)

### **OPEN PLAN LIVING/DINING KITCHEN**

#### **KITCHEN**

11'1" x 7'4" (3.38m x 2.24m)

#### **LIVING/DINING**

20'11" x 8'0" (6.38m x 2.44m)

### **FIRST FLOOR LANDING**

### **BEDROOM 2**

15'4" x 9'0" (4.67m x 2.74m)

### **BEDROOM 3**

10'5" x 8'5" (3.18m x 2.57m)

### **FAMILY BATHROOM**

10'5" x 8'5" (3.18m x 2.57m)

### **SECOND FLOOR LANDING**

#### **MASTER BEDROOM 1**

12'7" x 11'1" (3.84m x 3.38m)

#### **DRESSING ROOM**

7'1" x 5'2" (2.16m x 1.57m)

#### **EN SUITE**

7'6" x 4'6" (2.29m x 1.37m)

#### **NB**

Please note, the internal images shown within these details are from the Show Home, Plot 1 (Chamberlain house type).

#### **SERVICE CHARGE**

There is a service charge on this development. Please contact us for further details.

#### **RESERVATION FEE**

In order to reserve a property a reservation fee of £1,000 will be required. Should the reservation not proceed, Piper Homes will issue a refund of £750, the remaining £250 will be retained to cover administration and legal costs in accordance with the requirements of the Consumer Code. Help to Buy reservations require a fee of £500, this is fully refundable in the event of cancellation.

#### **BYRON PLACE**

Byron Place is conveniently located for travel and commuting, with excellent transport links to both Nottingham and Mansfield. Junction 27 of the M1 motorway just 6 miles away. Ravenshead has its own community transport organisation and there is a regular commercial bus from Ravenshead to both Mansfield and Nottingham. The nearest train station is in Mansfield with regular services to Worksop and Nottingham. A little further away, Nottingham train station has regular services to Sheffield, Birmingham, and London.

#### **RAVENSHEAD**

Ravenshead has a long and rich history dating back to before Norman times. After the Conquest in 1066, what is now Sherwood Forest was a popular hunting ground for the Norman kings. A century later, Henry II founded an Augustinian priory at Newstead Abbey, which later became the ancestral home of Lord Byron. Modern day Ravenshead has a good

range of local amenities, including a local convenience store, a Sainsbury's local, a thriving farm shop and several pubs. One of the pubs, The Hutt, occupies a delightful 15th century building, erected on the site of a Royal Hutt, one of seven built to house the men patrolling Sherwood Forest to protect the King's deer. Adjacent to Byron Place is Ravenshead Leisure Centre, which has two sports halls, tennis courts, a ball court and football pitches. There is also a purpose built Village Hall, which hosts a wide range of activities from badminton and ballroom dancing to yoga and zumba. Cherubs Longdale Nursery is a short walk from Byron Place. Abbey Gates Primary School, rated "Outstanding" is nearby and Ravenshead Church of England Primary School, rated "Good" is just over a mile away.

### **AROUND & ABOUT**

Byron Place is situated on the southern side of the village, just a short drive from the A60, which connects Mansfield and Nottingham. Newstead Abbey and its 300 acres of parkland is a popular tourist destination. The park and gardens are open all year round and the house is open at weekends. Mansfield, which is just over 5 miles to the north, offers a good choice of retail parks, shopping centres, supermarkets, and local shops as well as a wide range of leisure activities. Sherwood Forest is just a few miles to the northeast of Mansfield. With nearly 1,000 ancient oak trees, a visitor centre and cafe, it is perfect for a family day out. The city of Nottingham is a creative and vibrant place and a UNESCO City of Literature. Often called the 'Home of English Sport' it can claim a Premier League football team, The National Ice Centre, The Holme Pierrepont National Watersports Centre, and Trent Bridge international cricket ground. It is also home to two universities: Nottingham Trent University and The University of Nottingham, who's most famous alumnus is the author D.H.Lawrence.

### **VIEWING DETAILS**

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on zero seven eight one seven two eight three five two one.

### **TENURE DETAILS**

The property is freehold with vacant possession upon completion.

### **SERVICES DETAILS**

All mains services are connected.

### **MORTGAGE ADVICE**

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

### **FIXTURES & FITTINGS**

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.



















# Byron Place

## Ravenshead

Ravenshead has a long and rich history dating back to before Norman times. After the Conquest in 1066, what is now Sherwood Forest was a popular hunting ground for the Norman kings. A century later, Henry II founded an Augustinian priory at Newstead Abbey, which later became the ancestral home of Lord Byron.

Modern day Ravenshead has a good range of local amenities, including a local convenience store, a Sainsbury's local, a thriving farm shop and several pubs. One of the pubs, The Hutt, occupies a delightful 18th century building, erected on the site of a Royal Hutt,

one of seven built to house the men patrolling Sherwood Forest to protect the King's deer.

Adjacent to Byron Place is Ravenshead Leisure Centre, which has two sports halls, tennis courts, a ball court and football pitches. There is also a purpose built Village Hall, which hosts a wide range of activities from badminton and ballroom dancing to yoga and zumba.

Cherubs Longdale Nursery is a short walk from Byron Place. Abbey Gates Primary School, rated "Outstanding" is nearby and Ravenshead Church of England Primary School, rated "Good" is just over a mile away.

## Around and about

Byron Place is situated on the southern side of the village, just a short drive from the A60, which connects Mansfield and Nottingham.

Newstead Abbey and its 300 acres of farmland, is a popular tourist destination. The park and gardens are open all year round and the house is open at weekends. Mansfield, which is just over 5 miles to the north, offers a good choice of retail parks, shopping centres, supermarkets and local shops as well as a wide range of leisure activities. Sherwood Forest is just a few miles to the north east of Mansfield. With nearly 1,000 ancient oak

trees, a visitor centre and café, it is perfect for a family day out.

The city of Nottingham is a creative and vibrant place and a UNESCO City of Literature. Often called the 'Home of English Sport' it can claim a Premier League football team, The National Ice Centre, The Holme Pierrepont National Watersports Centre and Trent Bridge international cricket ground. It is also home to the University of Nottingham, who's famous most famous alumnus is the author D.H.Lawrence.

# PIPER



## The Birkin

There are just two Birkins at Byron Place and both offer superb three bedroom family accommodation across three floors. On the top floor, the master bedroom has a separate dressing room and an en-suite shower room. On the first floor, two further double bedrooms share a family bathroom with both bath and shower. There's a front facing living room and an open plan family dining kitchen opening onto the garden through French doors.

Bedrooms **3**

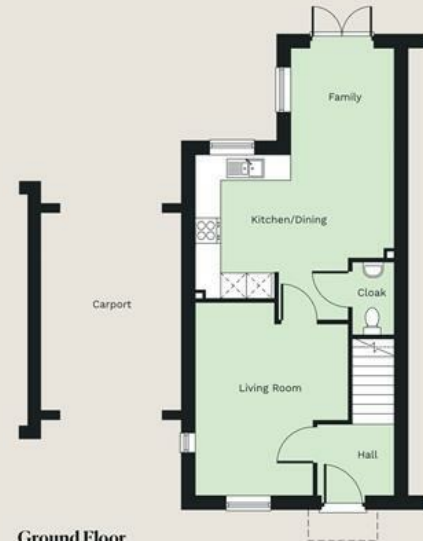
Plots **56** **57**



First Floor



Second Floor



Ground Floor

### Dimensions

<b>Living Room</b>	4533mm x 3590mm	14'10" x 11'9"
<b>Kitchen</b>	3372mm x 2240mm	11'1" x 7'4"
<b>Family/Dining</b>	6380mm x 2428mm	20'11" x 8'0"
<b>Cloakroom</b>	1709mm x 985mm	5'7" x 3'3"
<b>Bedroom 1</b>	3836mm x 3375mm	12'7" x 11'1"
<b>Dressing Room</b>	2154mm x 1562mm	7'1" x 5'2"
<b>En-Suite</b>	2283mm x 1373mm	7'6" x 4'6"
<b>Bedroom 2</b>	4668mm x 2745mm	15'4" x 9'0"
<b>Bedroom 3</b>	3169mm x 2565mm	10'5" x 8'5"
<b>Bathroom</b>	3181mm x 2565mm	10'5" x 8'5"

## PIPER

Byron Place, Longdale Lane, Ravenshead,  
Nottinghamshire, NG15 9JN

Computer generated images are indicative only. External finishes, materials, layouts, may vary. Room sizes are taken to the widest point in each room wall to wall. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.

# Development

## Layout

- 5 bedroom houses
- 4 bedroom houses
- 3 bedroom houses
- 3 bedroom bungalows
- 2 bedroom houses
- 2 bedroom bungalows
- 2 bedroom maisonettes
- BCP Bin Collection Point
- V Visitor Parking Space



Development layout is not to scale and is intended for illustrative purposes only. We reserve the right to alter the layout, building style, landscaping and specification at any time as necessary. Planning details are indicative. Please check with our Sales Consultant or Selling Agent.

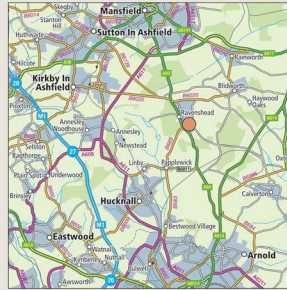
# Getting there and away

**Byron Place, Longdale Lane, Ravenshead, Nottinghamshire, NG15 9JN**

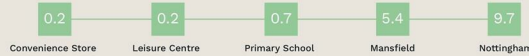
Byron Place is conveniently located for travel and commuting, with excellent transport links to both Nottingham and Mansfield. Junction 27 of the M1 motorway just 6 miles away.

Ravenshead has its own community transport organisation and there are regular commercial bus from Ravenshead to both Mansfield and Nottingham.

The nearest train station is in Mansfield with regular services to Worksop and Nottingham. A little further away, Nottingham train station has regular services to Sheffield, Birmingham and London.



### Distance in miles from Byron Place



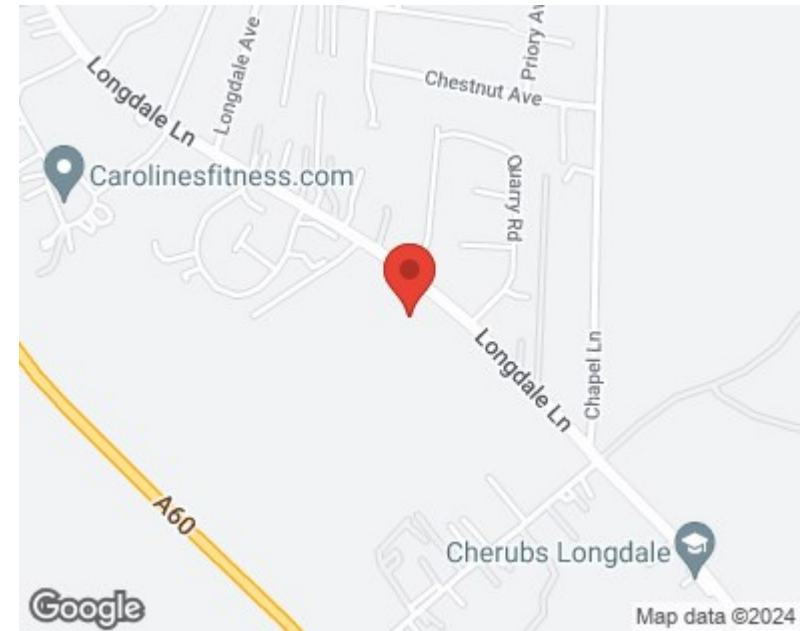
### Fastest direct train times in minutes from Nottingham



Times and distances are for indicative purposes only and sourced from National Rail and Google Maps.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 01623 626990



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.  
Registered in England. Ltd Registration number: 07140024

1 Albert Street,  
Mansfield NG18 1EA  
Tel: 01623 626990  
Email: mansfield@richardwatkinson.co.uk



Surveyors, Estate Agents, Valuers, Auctioneers